



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Director of Planning

At its meeting held January 25, 2005, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing on proposed amendments to Title 22 - Planning and Zoning, to delete the Blue Line Transit Oriented District Ordinance in its entirety and replace it by establishing a combined Blue Line and Green Line Transit Oriented District Ordinance which does not substantively change the provisions applicable to the Blue Line, adoption of related Zone Change Case 00-22-(2), and approval of the Green Line Transit Oriented Districts Land Use, Housing and Economic Development Strategy Report (Green Line Strategy Report), to establish unique development standards and case processing procedures and development incentives aimed at promoting a pedestrian-oriented environment in the unincorporated areas within approximately one-quarter mile of the Vermont Avenue and Hawthorne Boulevard Green Line Light Rail Stations, West Athens and Lennox communities (2); also find that the proposed amendments, zone change and Green Line Strategy Report are de minimus in their effect on fish and wildlife resources; also approval of Negative Declaration (ND) and determination that the project will not have a significant effect on the environment or adverse effect on wildlife resources, and that the ND reflects the independent judgment of the Board, as further described in the attached letter from the Director of Planning dated December 13, 2004.

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All persons wishing to testify were sworn in by the Executive Officer of the Board. Ron Hoffman and Leonard Erlanger, representing the Department of Regional Planning were duly sworn and testified. Opportunity was given for interested persons to address the Board. William Fulton, President of Solimar Research Group and David Tomblin addressed the Board. No correspondence was presented.

Supervisor Burke made the following statement:

“The combined Blue Line and Green Line Transit Oriented Districts Ordinance, related changes of zone and Strategy Report, will establish a new framework for development in the areas surrounding the Green Line transit stations in the unincorporated West Athens and Lennox areas. I would like to thank the members of the Green Line Transit Oriented District Advisory Committee for helping to craft this important ordinance.

“The new development standards and case processing procedures will help to revitalize these neighborhoods and at the same time generate increased transit ridership. Additionally, projected new residences and businesses established within this framework will help to provide an interesting and convenient pedestrian-friendly environment for local residents and employees. However, in order to facilitate apartment construction at the Green Line stations, the provisions requiring a conditional use permit for apartment houses containing more than four dwelling units should be removed.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Knabe, duly carried by the following vote: Ayes: Supervisors Burke, Yaroslavsky, Knabe, Antonovich, and Molina; Noes: None, the Board closed the hearing and took the following actions:

1. Considered and adopted the Negative Declaration (ND) together with any comments received during the public review process; made a finding that on the basis of the entire record before the Board that there is no substantial evidence that project will have a significant effect on the environment, and that the ND reflects that independent judgment and analysis of the Board;

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2. Approved the recommendations of the Regional Planning Commission to delete the Blue Line Transit Oriented District Ordinance in its entirety, and establish a combined Blue Line and Green Line Transit Oriented District Ordinance that does not substantively change those provisions applicable to the Blue Line, with the elimination of the conditional use permit requirement for new apartment buildings of over four dwelling units in the Green Line Transit Oriented Districts;
3. Approved the Green Line Transit Oriented District Land Use, Housing and Economic Development Strategy Report (Green Line Strategy Report);
4. Made a finding that adoption of the proposed amendments to Title 22 - Planning and Zoning, related Zone Changes, and approval of the Green Line Strategy Report are de minimus in their effect on fish and wildlife resources; and authorized the Director of Planning to complete and file a Certificate of Fee Exemption for the project;
5. Adopted the attached revised Ordinance No. 2005-0011, entitled, "An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code relating to the Transit Oriented Districts." This ordinance shall take effect February 24, 2005; and
6. Approved the related zone changes and adopted the attached Ordinance No. 2005-0012Z, entitled, "An ordinance amending Section 22.16.230 of Title 22 - Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to Lennox Zoned District No. 63 and West Athens-Westmont Zoned District No. 128." This ordinance shall take effect February 24, 2005.

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Attachments

Copies distributed:

Each Supervisor  
Chief Administrative Officer  
County Counsel  
Contact, Regional Planning Commission